

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- April 21, 2023

VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE APRIL 21, 2023, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD'S WEBSITE.

Approval of the minutes from the February 17, 2023, regular meeting of the Zoning Board of Appeals ("Board").

Approval of the minutes from the March 17, 2023, regular meeting of the Board

Approval of the agenda for the April 21, 2023, regular meeting of the Board.

9:00 A.M.

118-23-A	ZONING DISTRICT: B3-2	WARD: 43
APPLICANT:	365 Outdoor, LLC	
OWNER:	Lincoln Park Acquisitions, LLC	
PREMISES AFFECTED:	2624-26 N. Lincoln Avenue	
SUBJECT:	Application for an appeal from the office of the Zoning Administrator in refusing to permit the establishment of an off premise-sign which is located on a pedestrian street. The sign is also located within 100 feet of a residential district which is prohibited. The permit application listed a total sign face area of 338 square feet. The street frontage is listed as 25 feet. The property is in a B3 zoning district which allows a maximum square footage of all signs on the zoning lot of four times the street frontage or 1500 square feet whichever is less pursuant to section 17-12-1003-8. The sign area would exceed the maximum area allowance by 238 square feet and therefore is prohibited.	

- **Continued to May 19, 2023**

119-23-Z	ZONING DISTRICT: RS-3	WARD: 1
APPLICANT:	Ami Kotecha	
OWNER:	Same applicant	
PREMISES AFFECTED:	1223 N. Marion Court	
SUBJECT:	Application for a variation to reduce the east front setback from 6.62', north and south side setback from 2' to zero, combined side yard setback 5' to zero and to reduce the front garage feature setback from 20' to 2' for a proposed two-story, single-family residence with an attached two-car garage on a through lot.	

- **Approved**

- **Approved**

- **Approved**

- Approved

- **Approved**

- **Approved**

WARD: 13

- **Approved**

WARD: 17

Monique Michelle The Beauty Experience

Monique Harris

1511 W. 79th Street

Application for a special use to convert the existing ground floor and basement retail use tenant space to a personal service (beauty and nail salon) in an existing three-story mixed-use building.

- **Approved**

WARD: 43

Greg Orlowski

Same as applicant

1934 N. Fremont Street

Application for a variation to reduce the north side setback from the required 2' to 0.83' (south to be 0.54'), combined side yard setback from 4.4' to 1.37' for a proposed rear two-story open deck and a one-story open stair at the existing, three-story single-family residence.

- **Approved**

WARD: 43

NY II, LLC

Same as applicant

735 W. Wrightwood Avenue

Application for a variation to reduce the rear setback from the required 30' to 0.25' for a proposed three-story addition and new rear open decks at the existing three-story retail and two dwelling unit building to be converted to a four dwelling unit building and retail mixed use building that is located within 2,640' of a CTA rail station entrance.

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

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| 133-23-S | ZONING DISTRICT: B3-1 | WARD: 18 |
| APPLICANT: | PG6 Inc. | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 2443 W. 71st Street | |
| SUBJECT: | Application for a special use to establish a tavern. | |
| <ul style="list-style-type: none"> • Approved | | |
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| 134-23-S | ZONING DISTRICT: PMD-4A | WARD:27 |
| APPLICANT: | Maverick Ales & Lagers, LLC | |
| OWNER: | Sixth Avenue Holdings, LLC | |
| PREMISES AFFECTED: | 2137 W. Walnut Street | |
| SUBJECT: | Application for a special use to establish an outdoor rooftop patio to serve an existing brewery with taproom on the ground floor with a second-floor expansion and addition to an existing two-story building. | |
| <ul style="list-style-type: none"> • Approved | | |
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| 135-23-Z | ZONING DISTRICT: RM-4.5 | WARD: 45 |
| APPLICANT: | 5069 N. Northwest Highway, LLC | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 5069-75 N. Northwest Highway | |
| SUBJECT: | Application for a variation to reduce the front setback from 15' to 7.5', rear setback from 30' to 18.75' for a proposed three-story, fourteen dwelling unit building with on-site parking. | |
| <ul style="list-style-type: none"> • Approved | | |
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| 136-23-Z | ZONING DISTRICT: RM-4.5 | WARD: 45 |
| APPLICANT: | 5069 N. Northwest Highway, LLC | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 5069-75 N. Northwest Highway | |
| SUBJECT: | Application for a variation to reduce the rear yard open space from the required 763.72 to 477 square feet for a proposed three-story, fourteen dwelling unit building with on-site parking. | |
| <ul style="list-style-type: none"> • Approved | | |
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| 137-23-S | ZONING DISTRICT: C1-1 | WARD: 12 |
| APPLICANT: | JG IL, LLC | |
| OWNER: | Chicago Title and Land Trust as Trustee under trust Agreement dated 10-07-04 and known as trust number 10-2749 | |
| PREMISES AFFECTED: | 3455-59 S. Ashland Avenue | |
| SUBJECT: | Application for a special use to establish an adult use cannabis dispensary in an existing one-story building. | |
| <ul style="list-style-type: none"> • Approved | | |

- **Approved**

- **Approved**

- **Approved**

- **Approved**

WARD: 46

Kenneth Pecyna & Roberta Parkinson

Same as applicant

3836 N. Alta Vista Terrace

Application for a variation to expand the existing 1,485 square feet of floor that has been existence for more than fifty years by 73.25 square feet for a total of 1,571.75 square feet for a proposed front two-story addition along Seminary Avenue frontage at an existing attached two-story single-family residence on a through lot.

- **Approved**

WARD: 44

Estate of Kathy A. Poczatek, Jeff Poczatek, executor

Same as applicant

2821 N. Orchard Street

Application for a variation to reduce the front setback from the required 3.22' to 2.17', rear setback from 30' to 4', north side setback from 2' to 1' (south to be 5.17'), combined side setback from 7.20' to 6.17' for a proposed five-story, five dwelling unit building. This is a transit served location within 2,640' of a CTA rail station entrance.

- **Approved**

WARD: 44

Estate of Kathy A. Poczatek, Jeff Poczatek, executor

Same as applicant

2821 N. Orchard Street

Application for a variation to increase the number of off-street parking spaces for a transit served location from three to five for a proposed five-story, five dwelling unit building and five car garage. This is a transit served location within 2,640' of a CTA rail station entrance.

- **Approved**

WARD: 44

Estate of Kathy A. Poczatek, Jeff Poczatek, executor

Same as applicant

2821 N. Orchard Street

Application for a variation to increase the building height from the maximum 50' to 55' for a proposed five-story, five dwelling unit building with five car garage. This is a transit served location within 2,640' of a CTA rail station entrance.

- **Approved**

WARD: 26

Neal Carlson

Same as applicant

3301 W. Hirsch Street

Application for a variation to reduce the east side yard setback from the required 2.036' to 0.36' (west to be 3.12'), combined side yard setback from 5.09' to 3.48' for the as built three-story single-family residence with a proposed detached two car garage with a driveway access.

- **Approved**

WARD: 25

Panfilo Carrazco

Same as applicant

1619 S. Loomis Street

Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,804 square feet to convert the existing two-story, two dwelling unit building to a three dwelling unit building by adding a dwelling unit to the basement.

- **Approved**

WARD: 26

Craig Castelli & Shannon Haffey

Same as applicant

2528 W. Superior Street

Application for a variation to reduce the rear setback from 37.37' to 2', west setback from 3.36' to 1' (east to be 5'), combined side setback from 8.4' to 6' and the minimum distance for parking from the front property line from 20' to zero for a proposed second floor and two-story rear addition and a one-story breezeway with a two-car attached garage with residential space above and a one car unenclosed parking stall in the front of an existing two story, single family residence.*

- **Approved**

WARD: 45

Portage Gentleman Shop, LLC

Same as applicant

5128 W. Irving Park Road

Application for a special use to establish a barber shop.

- **Approved**

*Amended at hearing

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

CONTINUANCES

- **Withdrawn**

- **Withdrawn**

- **Approved**

- Continued to May 19, 2023

- Continued to May 19, 2023

- Continued to May 19, 2023

• Continued to June 16, 2023

• Continued to June 16, 2023

• Continued to June 16, 2023

- Continued to June 16, 2023

- **Withdrawn**

- Continued to June 16, 2023

- **Approved**

- **Approved**

- **Approved**

- **Approved**

